

\$299,000 - 21991 Runaway Bay Trail, Florence

MLS® #30057623

\$299,000

Bedroom, Bathroom,
Land on 4.97 Acres

N/A, Florence, MT

Just outside Missoula County in an area known for its high-end homes, 21991 Runaway Bay presents an opportunity to own nearly 5 acres of Montana land with natural beauty and incredible potential. This 4.97-acre parcel gently rolls down to approximately 750 feet of Woodchuck Creek frontage, creating a serene backdrop for your future dream home or equestrian retreat.

Currently fenced and used as a horse pasture, the property combines open space with the charm of a natural water feature. Woodchuck Creek, shaded by a lovely grove of mature trees, offers peaceful bird watching and seasonal enjoyment—flowing freely most of the year with brief irrigation diversion for about two months.

The land's gentle slope ensures both privacy from Upper Woodchuck Road and flexibility for home placement and design, making it ideal for those looking to build a custom residence in a quiet yet upscale neighborhood. A perc test has already been completed, and simple protective covenants will soon be recorded, helping to preserve the quality and value of the area.

For buyers seeking flexible options, owner financing is available with \$70,000 down, a competitive rate at 0.5% below current lending rates, and terms up to 15 years.

Whether you're envisioning a luxury Montana estate, a hobby farm, or simply a private escape close to Missoula, this property provides the space, natural setting, and



investment potential youâ€™ve been searching for.
Bring your builder and imagine the possibilitiesâ€”this is Montana living at its best.

Essential Information

MLS® #	30057623
Price	\$299,000
Acres	4.97
Type	Land
Sub-Type	Residential
Status	Active

Community Information

Address	21991 Runaway Bay Trail
Subdivision	N/A
City	Florence
County	Missoula
State	MT
Zip Code	59833

Amenities

Is Waterfront	Yes
Waterfront	Creek, Seasonal, Waterfront

Additional Information

Date Listed	September 17th, 2025
Days on Market	27